



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

**MINUTES
Wednesday, May 10, 2006**

2006-0353 – Application for a Use Permit on a 7,000 square foot site to allow construction of a new detached garage of 485 square feet with a design review for a second-story accessory living unit of 540 square feet above the proposed detached garage. The property is located at **321 America Avenue** (near E Arques Ave) in an R-2 (Low Medium Density Residential) Zoning District. (APN: 204-39-041)

In attendance: Tim Washburn, Applicant; Gerri Caruso, Administrative Hearing Officer; Kelly Diekmann, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Gerri Caruso, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

Kelly Diekmann, Project Planner, stated that the application is to permit a new detached garage located behind the existing home. In combination with the proposed garage, the applicant has included an accessory dwelling unit on the second floor of the proposed garage. The detached garage requires a use permit due to its proposed size exceeding 450 square feet. However, the 540 square accessory living unit component of the building is allowed by right on this site. Staff recommends approval.

Ms. Caruso opened the public hearing.

Tim Washburn, Applicant, stated that he received and reviewed a copy of the staff report. The applicant stated that he spoke to his neighbors directly behind his property and the feedback was positive. Mr. Washburn then gave a brief description as to what the project will entail.

Ms. Caruso closed the public hearing.

Ms. Caruso approved the application subject to the Findings and Conditions of Approval located in the project report.

Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:16 p.m.

Minutes approved by:
Gerri Caruso, Principal Planner